003174

A FINAL PLAT OF

BROWNS FARM TOWNHOUSES

A PLANNED RESIDENTIAL UNIT DEVELOPMENT

A RESUBDIVISION OF LOT 4, A. BROWN SUBDIVISION
BEING A PART OF LOT 55, PLAT B
NORTH OGDEN CITY, WEBER COUNTY, UTAH

ADDRESS TABLE

UNIT	ADDRESS	UNIT	ADDRESS	UNIT	ADDRESS
1	2309 North 350 East	20	294 East 2350 North	38	236 East 2350 North
2	2317 North 350 East	21	291 East 2350 North	40	232 East 2350 North
3	2329 North 350 East	22	287 East 2350 North	41	225 East 2350 North
4	2337 North 350 East	23	283 East 2350 North	42	221 East 2350 North
5	346 East 2350 North	24	279 East 2350 North	43	227 East 2350 North
6	342 East 2350 North	25	2366 North 275 East	44	223 East 2350 North
7	338 East 2350 North	26	2362 North 275 East	45	222 East 2350 North
8	334 East 2350 North	27	2358 North 275 East	46	218 East 2350 North
9	328 East 2350 North	28	2354 North 275 East	47	214 East 2350 North
10	324 East 2350 North	29	2367 North 275 East	48	210 East 2350 North
11	320 East 2350 North	30	2363 North 275 East	49	213 East 2350 North
12	316 East 2350 North	31	2359 North 275 East	50	209 East 2350 North
13	323 East 2350 North	32	2355 North 275 East	51	205 East 2350 North
14	319 East 2350 North	33	263 East 2350 North	52	201 East 2350 North
15	315 East 2350 North	34	259 East 2350 North		
16	311 East 2350 North	35	255 East 2350 North		
17	306 East 2350 North	36	251 East 2350 North		
18	302 East 2350 North	37	244 East 2350 North		
19	298 East 2350 North	38	240 East 2350 North		

SURVEYORS CERTIFICATE

I, Jeff C. Nielsen, a registered land surveyor in the State of Utah, do hereby certify that this plat of BROWNS FARM TOWNHOUSES a P.R.U.D. in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorders Office, and of a survey made on the ground.

Signed this 30th day of JAN. , 2004

REGISTERED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH

Jeff C. Nielsen

OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract BROWNS FARM TOWNHOUSES, PHASE III a P.R.U.D. and hereby, dedicate to N. Ogden City portions of said tracts designated as private roads, and also those certain strips and that area designated as common area as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by N. Ogden City.

Signed this day of , 2004

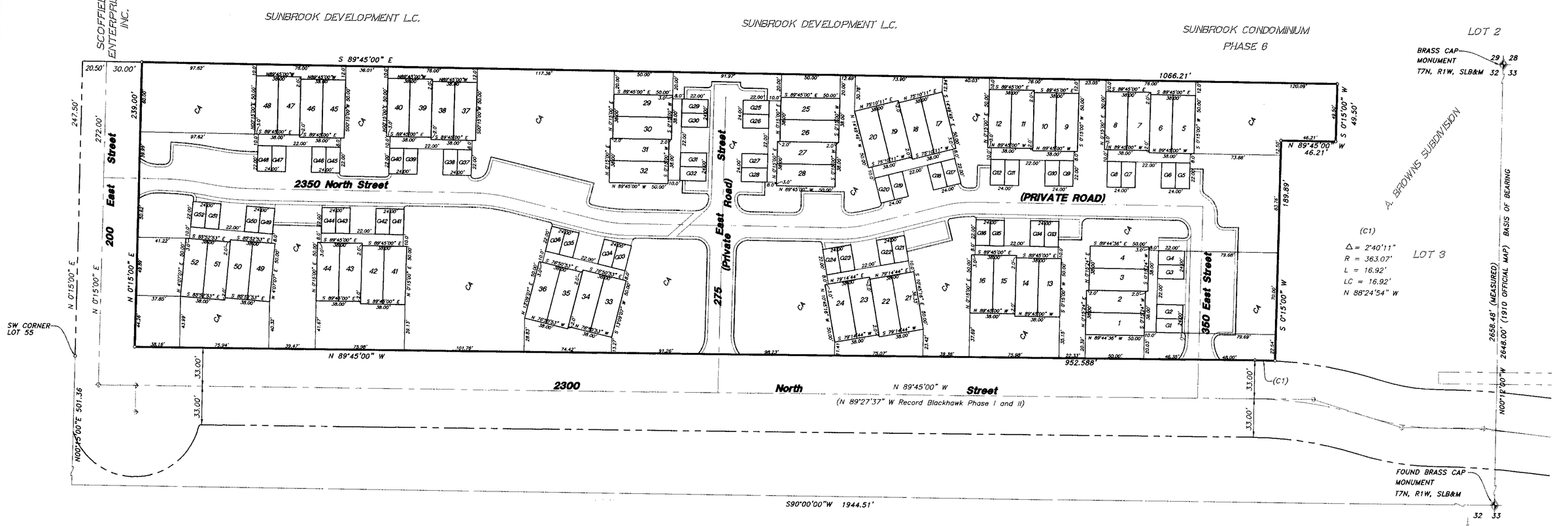
ACKNOWLEDGMENT

State of Utah
County of Weber

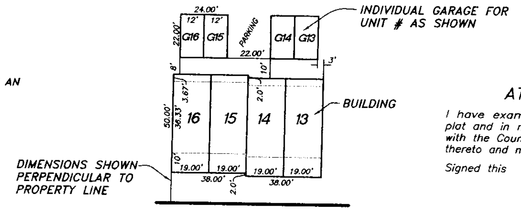
On the day of , 2004, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires

Notary Public



SCALE: 1" = 40'



TYP. LOT AND GARAGE LAYOUT
(NOTE: BUILDING 105-108 AND 121-124 ARE MIRRORED)

NOTE:
ALL COMMON AREA (CA) IS CONSIDERED TO BE AN EASEMENT FOR PRIVATE & UTILITY DRAINAGE PURPOSES. THIS INCLUDES COMMON PARKING AREA, AND PRIVATE ROADS.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-4905 Logan 752-8272

ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the County Ordinance applicable thereto and now in force and affect.

Signed this day of ,2004

Signature

CITY ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements.

Signed this day of ,2004

Signature

NORTH OGDEN CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the Council of N. Ogden City, Utah this _____day of _____ 2004.

Mayor

Attest: City Recorder

NORTH OGDEN CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the N. Ogden City Planning Commission on the _____ day of _____ 2004.

Chairman, N. Ogden City Planning Commission

BOUNDARY DESCRIPTION

LOT 4, A. BROWN SUBDIVISION BEING A PART OF LOT 55, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH. SURVEY LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. CONTAINS 5.43 ACRES AND 52 UNITS.

03-137

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

COUNTY RECORDER

BY _____
DEPUTY

003174